



CITY OF MORGAN HILL

**MORGAN HILL REDEVELOPMENT AGENCY
CITY COUNCIL**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Cynthia J. Cook, Vice-Chairperson
Hedy L. Chang, Agency Member
Steve Tate, Agency Member
Greg Sellers, Agency Member

CITY COUNCIL

Dennis Kennedy, Mayor
Hedy L. Chang, Mayor Pro Tempore
Cynthia J. Cook, Council Member
Steve Tate, Council Member
Greg Sellers, Council Member

WEDNESDAY, OCTOBER 27, 1999

JOINT AGENDA

**REDEVELOPMENT AGENCY REGULAR MEETING
&
CITY COUNCIL SPECIAL MEETING**

A Special Meeting is called for Wednesday, October 27, 1999 at 7:00 P.M. for the purpose of conducting City Council Business.

Dennis Kennedy, Chairperson/Mayor

7:00 P.M.

CALL TO ORDER

(Chairperson/Mayor Kennedy)

ROLL CALL ATTENDANCE

(Agency Secretary/ City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/ City Clerk Torrez)

OPPORTUNITY FOR PUBLIC COMMENT

PLEDGE OF ALLEGIANCE

EXECUTIVE DIRECTOR/CITY MANAGER'S REPORT

Update on the Rehabilitation of Village Avante

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.
(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

Redevelopment Agency Action

OTHER BUSINESS:

	Time Estimate		Page
1.	1 hour	<u>MARKET FEASIBILITY STUDY FOR A PROPOSED AQUATIC COMPLEX IN MORGAN HILL, CALIFORNIA</u>	1
		<u>Recommended Action:</u>	
		1) <u>To Receive</u> the Presentation by the Consultant;	
		2) <u>Discuss</u> the findings; and	
		3) <u>Approve</u> the Feasibility Study.	

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #2 through #4 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

	Time Estimate		Page
		Consent Calendar: 1 - 10 Minutes	
2.		<u>SEPTEMBER FINANCE AND INVESTMENT REPORT</u>	73
		<u>Recommended Action: Accept and File</u> Report.	
3.		<u>HOME IMPROVEMENT LOAN APPROVAL FOR 340 VIA LOMA</u>	83
		<u>Recommended Action:</u>	
		1) <u>Approve</u> a Loan to Ben and Deborah Warner for \$40,000 for a Home Improvement Loan under the Agency's Housing Rehabilitation Loan Program, and	
		2) <u>Direct</u> the Executive Director to Do Everything Necessary to Prepare and Execute the Loan Documents.	

4. **HOME IMPROVEMENT LOAN APPROVAL FOR 285 WEST MAIN AVENUE** 85
Recommended Action:
1) **Approve** a Loan to Juan and Maria Diaz for \$40,000 for a Home Improvement Loan under the Agency's Housing Rehabilitation Loan Program, and
2) **Direct** the Executive Director to Do Everything Necessary to Prepare and Execute the Loan Documents.

OTHER BUSINESS: (Continued)

5. 10 minutes **CONCEPTUAL APPROVAL OF THE LEASE EXTENSION WITH THE MEXICAN AMERICAN COMMUNITY SERVICES AGENCY (MACSA) FOR THE EL TORO YOUTH CENTER** 87
Recommended Action: **Direct** the Executive Director to Prepare and Negotiate a 55-year Lease Extension with MACSA for the El Toro Youth Center.
6. 20 minutes **WORK PROGRAM FOR HOUSING ACTIVITIES FOR FY 99-00** 99
Recommended Action: **Provide** Feedback and Direction to Staff regarding Work Program Activities, Goals and Priorities.

Redevelopment Agency and City Council Action

OTHER BUSINESS:

7. 15 minutes **DISCUSSION REGARDING THE CITY COUNCIL AND REDEVELOPMENT AGENCY NOVEMBER, DECEMBER AND JANUARY MEETING SCHEDULE** 105
Recommended Action: **Council Discussion and Direction** Regarding Its November, December and January Meeting Schedule.
8. 15 minutes **DISCUSSION REGARDING AGENDA MEETING TIME MANAGEMENT** 111
Recommended Action:
1) **Take No Action** as Staff Has Implemented an Agenda Time Management System; **or**
2) **Provide** Staff with Additional Direction Regarding the Management of the Length of Meetings.

City Council Action

OTHER BUSINESS:

- | | Time
Estimate | | Page |
|----|------------------|---|------|
| 9. | 30 minutes | <u>PRESENTATION BY CALPINE REPRESENTATIVE ON THE PROPOSED METCALF ENERGY CENTER</u> | 113 |
| | | Recommended Action: Accept Presentation and Responses to Questions by Calpine Representative. | |

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| 10. | 25 minutes | <u>SHIPLEY RESIDENCE</u> 115
<u>Recommended Action: Council Discretion.</u> |
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CONSENT CALENDAR: The Consent Calendar, Agenda Items #11 through #12 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

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|---|-----------------|--|
| Time | Estimate | Page |
| Consent Calendar: 1 - 10 Minutes | | |
| 11. | | <u>APPLICATION WAC-99-01: SPRING - MALONE/WELLINGTON</u> 117
<u>Recommended Action: Take No Action,</u> thereby Allowing Previous
Cancellation Approval and Deferral of Cancellation Fees to Stand. |
| 12. | | <u>CONTINUE THE ADOPTION OF ORDINANCE NOS. 1456 AND 1457,</u>
<u>NEW SERIES TO NOVEMBER 3, 1999</u> 145
<u>ORDINANCE NO. 1456, N.S.</u> – An Ordinance of the City Council of
the City of Morgan Hill Approving a Zoning Amendment and the
Approval of a Precise Development Plan for Phase I & II of the Madrone
Crossing Development. The residential Development Plan on a 55.65-
acre Portion of a Site Located on the West Side of Monterey Road, South
Side of Tilton Avenue, on the East Side of Hale Avenue (APNs 764-09-
005, 007, 009, 010 & 014) (Application ZA-99-05: Hale-Glenrock
Builders), and

<u>ORDINANCE NO. 1457, N.S.</u> – an Ordinance of the City Council of the
City of Morgan Hill Approving a Development Agreement with Glenrock
Builders and Shea Homes for a 60-unit Portion of the Madrone Crossing
Project, Which Has Been Awarded Allocations Through the Residential
Development Control System for Fiscal Year 2000-01, and Fiscal Year
2001-02. (Application DA-99-02: Hale-Glenrock Builders) |

PUBLIC HEARING:

- | | | |
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| Time | Estimate | Page |
| Consent Calendar: 1 - 10 Minutes | | |
| 13. | 15 minutes | <u>ORDINANCE ADDING CHAPTER 5.54 OF THE MUNICIPAL</u>
<u>CODE REGARDING TAXICAB SERVICE</u> 173
<u>Recommended Action:</u> Request staff presentation.
Public Hearing opened.
Please limit your remarks to 3 minutes. Public Hearing closed.
Council discussion.
Action- <u>Motion to waive</u> the reading in full of Ordinance No.
1461 adding Chapter 5.54 of the Municipal Code,
regarding Taxicab Service;
<u>Motion to introduce</u> Ordinance No. 1461 by title only. |

OTHER BUSINESS: *(Continued)*

	Time Estimate:		Page
		<u>SECOND READING OF ORDINANCE:</u> Full Reading Waived By Majority Vote. (Government Code Section 36934) Action -- <u>Adopt</u> Ordinance by roll call vote.	
14.	5 minutes	<u>ADOPT ORDINANCE NO. 1455, NEW SERIES</u> An Ordinance of the City Council of the City of Morgan Hill Approving Zoning Amendment, ZA-99-01: Monterey-TBI/Gomes (APNs 726-35-001 & 726-33-001, 002)	185
15.	5 minutes	<u>ADOPT ORDINANCE NOS. 1458 AND 1459, NEW SERIES</u> <u>ORDINANCE NO. 1458, N.S.</u> — An Ordinance of the City Council of the City of Morgan Hill Approving a Precise Development Plan for the Spring Avenue-Malone (Wellington) Subdivision of 18.5 Acres Located South Side of Spring Avenue, Adjacent to the West Side of the Mt. Hope Cemetery in the R-1 (12,000)/RPD Zoning District. (Portions of APN 767-15-006 - 010 & 767-16-001) (Application ZA-98-20: Spring-Wellington), and <u>ORDINANCE NO. 1459, N.S.</u> — An Ordinance of the City Council of the City of Morgan Hill Approving a Development Agreement with Wellington Homes for a 21-unit Project Located on the South Side of Spring Avenue, Adjacent to the West Side of the Mt. Hope Cemetery, which Has Been Awarded Allocations Through the Residential Development Control System for Fiscal Year 1999-2000, Fiscal Year 2000-2001 and Fiscal year 2001-2002. (Application DA-98-11: Spring-Malone)	217
16.	5 minutes	<u>ADOPT ORDINANCE NO. 1460, NEW SERIES</u> An Ordinance of the City Council of the City of Morgan Hill Approving a Zoning Amendment to Establish a Precise Development Plan (PUD) for a 39,105 Sq. Ft. Commercial Development on a 6.83 Acre Site Located on the Northwest Corner of the Intersection of Walnut Grove Drive and East Dunne Avenue. (Portions of APNs 726-02-005 & 012 and all of APN 726-02-011) (Application ZA-98-02: East Dunne-BH Pacific)	249

FUTURE AGENCY-INITIATED AGENDA ITEMS:

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas.
Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT